

ARTICLE IX
PERFORMANCE STANDARDS

§ 901 Purpose.

To ensure general safety and compatibility of land use activities on and between all lots, the Township sets forth a series of performance standards.

§ 902 Applicability.

The following standards shall apply to all lots within the Township.

§ 903 Light Glare.

1. Street Lighting Exempted. This Section shall not apply to street lighting that is owned or maintained by the Township or the State.
2. Nonresidential Uses.
 - A. Compliance. In addition to the requirements within this Section, all lighting fixtures shall be constructed and maintained in accordance with Dark-sky Compliance and respective IDA Fixture Seal of Approval, or an equivalent compliance measure, subject to review and approval by the Zoning Officer.
 - B. Where applicable, a building permit shall be required for all new exterior lighting, including site lighting; any form of illumination of buildings or structures or parts of buildings or parts of structures; and illumination of signs, logotypes, or other forms of advertising. Building plans and or site plans required as part of an application for a building permit shall clearly illustrate and completely describe any proposed exterior lighting and shall provide a statement of type, intensity, and purpose of such lighting.
3. Height of Lights.
 - A. In Mixed Use and Industrial Districts, lighting fixtures shall be a maximum of twenty (20) feet in height, unless the Board of Supervisors approve alternative types and heights of fixtures upon request of the applicant.
 - B. In all Other Districts, no luminary, spotlight or other light source that is within two-hundred (200) feet of a dwelling, residential district, or agricultural district shall be placed at a height exceeding thirty (30) feet above the average surrounding ground level. This limitation shall not apply to lights needed for air safety nor lights intended solely to illuminate an architectural feature of a building.
4. Diffused Lighting. All light sources, including signs, shall be diffused with a translucent or similar cover to prevent exposed bulbs from being directly visible from abutting streets or lots. No spotlight shall be directed such that the bulb itself is directly visible from a public street or dwelling.
5. Flickering. Flashing, flickering or strobe lighting is prohibited, except for non-advertising seasonal lights between October 30th and January 5th.

§ 904 Radioactivity and Electrical Disturbances.

1. No use shall cause electrical disturbances to equipment on other lots.
2. No radioactive wastes shall be disposed of in any district, and no radioactive wastes shall be stored on a lot for longer than 90 days after their active use is completed. See also PA.DEF regulations.

§ 905 Storage of Explosive and Hazardous Substances.

1. No above ground or surface storage of potentially explosive or hazardous liquids, gases or chemicals in any quantity in excess of 200 cubic feet in volume shall be stored or maintained within 150 feet of a residential district boundary or dwelling, except for the following substances for on lot use: building heating fuels, fire suppression chemicals, fertilizers, janitorial chemicals and printing supplies.
2. All outdoor above ground storage facilities areas for potentially explosive or hazardous liquids, gases or chemicals shall be enclosed by a secure chain link or similar fence with a minimum height of 7 feet, and shall include a sign stating their contents,
3. No substance shall be stored in such a way that it could be washed into the groundwater or surface water, if such substance could:
 - A. contaminate groundwater or surface water,
 - B. render groundwater or surface water undesirable as a source of water supply or recreation, or
 - C. seriously harm the aquatic life of a creek or other water body.
4. If a substance threatens groundwater or surface water contamination, it shall be stored within an impermeable containment. Such storage shall be surrounded if needed by a berm that would drain any spilled substance to an engineered collection area.